

ALLEN & ROCKS, INC.

Encore at Wheaton Station

Montgomery County, Maryland

BILLING FOR GAS, WATER AND SEWER

We are pleased that you are considering renting at Encore at Wheaton Station and wish you to know that if you do so, you will be billed for gas, water and sewer on an allocated basis. This means that after we receive a bill from the utility provider for gas, we will deduct **10%** from that bill, which sum will be paid by us, with the tenants at the property being billed on a monthly basis their proportionate share of the remaining gas. This further means that after we receive a bill from the utility provider for water and sewer, we will deduct 15% for an installed irrigation system, 10% for any laundry room(s); and 10% for a swimming pool and for each other amenity that uses water from that bill, which sum will be paid by us, with the tenants at the property being billed on a monthly basis their proportionate share of the remaining water and sewer. The gas, water and sewer charges will be allocated among the tenants in the community based on the number of authorized tenants and occupants in each apartment as of the first day of each month. The amount owed by each tenant will be calculated and billed by our Billing Service.

If you have a dispute relating to the computation of your bill, that dispute will be resolved between you and us.

Please click on this link <https://encorewheatonstation.com/renters-form/> to view, download, and print a copy of the last two gas, water and sewer bills issued to us. Please note that the average monthly bill for all dwelling units in this property in the previous calendar year was **\$22.60** for water and **\$26.51** for sewer, and **\$21.31** for gas. If this Community did not bill on an allocated basis in the previous calendar year, these amounts are estimated using the actual bills for the Community.

A tenant will have the right, on written request, to inspect records retained by us that document a bill for gas, water and sewer.

Please also understand that in addition to your allocated costs for gas, water and sewer, you will be charged a **\$10.00** fee to set up your account and a monthly administrative fee of \$1.00

This information is being provided to you in accordance with Section 8-212.4 of the Real Property Article of the Annotated Code of Maryland.